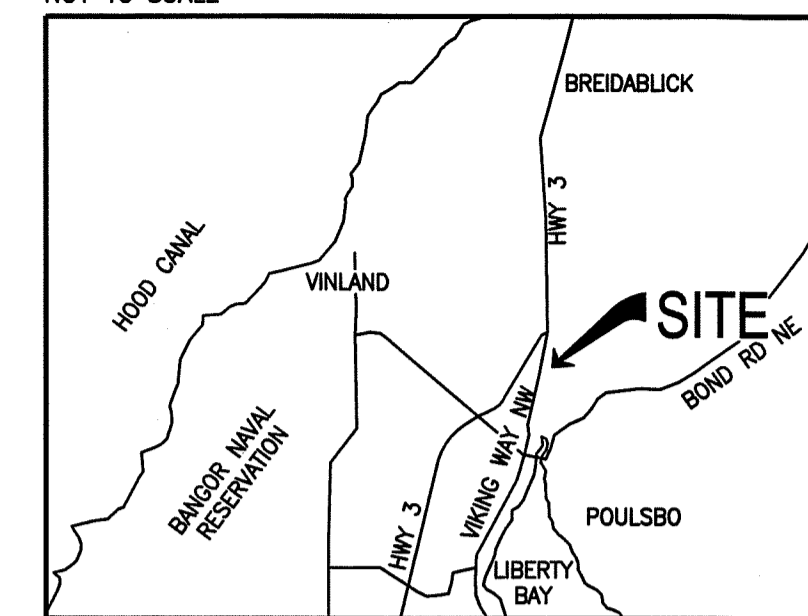


SUMMERSET PUD-DIVISION 3

A PORTION OF THE NW 1/4 OF THE NW 1/4 SECTION 11 AND THE NE 1/4 OF THE NE 1/4 OF SECTION 10, TOWNSHIP 26 NORTH, RANGE 01 EAST, W.M., CITY OF POULSBO, KITSAP COUNTY, WASHINGTON.

VICINITY MAP

NOT TO SCALE



APPROVALS

ENGINEERING DEPARTMENT APPROVAL

EXAMINED AND APPROVED THIS 20 DAY OF July 2016 A.D. FOR THE CITY OF POULSBO.

Diana Garcia
CITY ENGINEER

PLANNING COMMISSION

EXAMINED AND APPROVED THIS 22 DAY OF July 2016 A.D. FOR THE CITY OF POULSBO.

[Signature]
CHAIRMAN, CITY OF POULSBO PLANNING COMMISSION

MAYOR OF POULSBO

THE CITY COUNCIL OF THE CITY OF POULSBO MEETING IN REGULAR SESSION THE 20th DAY OF July, 2016, FIND THAT THE PLAT OF SUMMERSET PUD DIVISION 3 SERVES THE PUBLIC USE AND INTEREST AND HAS AUTHORIZED ITS MAYOR TO EXECUTE ITS WRITTEN APPROVAL.

[Signature]
MAYOR OF POULSBO

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT ALL PROPERTY TAXES ARE PAID, THAT THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION, AND THAT ALL SPECIAL ASSESSMENTS CERTIFIED TO THIS OFFICE FOR COLLECTION ON ANY OF THE PROPERTY HEREIN CONTAINED AS, OR FOR THE PUBLIC USE ARE PAID IN

FULL THIS 29th DAY OF July 2016 A.D.

Meredith Rogan
KITSAP COUNTY TREASURER DEPUTY

SURVEYOR'S CERTIFICATE

I, DAVID C. FOLLANSBEE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, HEREBY CERTIFY THAT THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION IN 2015/2016, IN COMPLIANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT, CHAPTER 58.09 R.C.W. AND 332-130 W.A.C. I HEREBY CERTIFY THAT THIS PLAT OF SUMMERSET PUD-DIVISION 3 IS BASED UPON ACTUAL SURVEY AND SUBDIVISION OF SECTIONS 10 AND 11, TOWNSHIP 26 NORTH, RANGE 1 EAST, WM, AS REQUIRED BY STATE STATUTES; THAT THE DISTANCES, CLOSURES AND ANGLES ARE SHOWN THEREON CORRECTLY; THAT THE MONUMENTS SHALL BE SET AND LOT AND BLOCK CORNERS SHALL BE STAKED CORRECTLY ON THE GROUND, AND THAT I HAVE FULLY COMPLIED WITH THE PROVISIONS OF THE STATE AND LOCAL STATUTES AND REGULATIONS GOVERNING PLATTING.

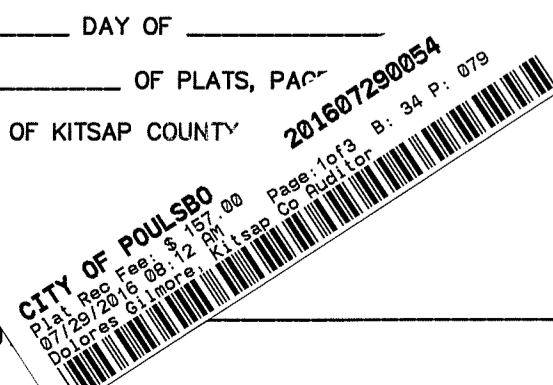
David C. Follansbee 6-9-16
DAVID C. FOLLANSBEE PROFESSIONAL LAND SURVEYOR DATE
LS-NO. 45161

RECORDING CERTIFICATE

FILED FOR RECORDING AT THE REQUEST OF:

THIS _____ DAY OF _____
VOLUME _____ OF PLATS, PAGE _____
RECORDS OF KITSAP COUNTY 201607290054

BY: DEPU



DECLARATION

KNOW ALL PEOPLE BY THESE PRESENTS THAT WE, THE UNDERSIGNED, HOLDERS OF FEE SIMPLE INTEREST IN THE LAND HEREIN DESCRIBED, DO HEREBY CONSENT TO THIS PLAT AND DECLARE THIS MAP TO BE A GRAPHIC REPRESENTATION OF THE SAME AND THAT SAID PLAT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH OUR WISHES.

IN WITNESS WHEREOF, WE SET OUR HANDS AND SEALS.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED HEREBY DECLARE THE LAND PLATTED AND:

HEREBY DEDICATE THESE LOTS TO THE PURCHASERS THEREOF; HEREBY DEDICATE TO THE CITY OF POULSBO FOR THE USE OF THE PUBLIC FOREVER, ALL RIGHT OF WAY DESCRIBED IN THIS PLAT AND USE THEREOF FOR PUBLIC ROAD PURPOSES, AND ALL OTHER PUBLIC PURPOSES NOT INCONSISTENT WITH THE USE THEREOF FOR PUBLIC ROAD AND UTILITY PURPOSES. A NON-EXCLUSIVE UNDERGROUND AND SURFACE EASEMENT UNDER AND ACROSS ALL EASEMENT AREAS IN THIS PLAT CONTAINING SANITARY SEWER MAINS AND APPURTENANCES, STORM SEWER MAINS AND APPURTENANCES, WATER MAINS AND APPURTENANCES, AND ONE EMPTY TELECOMMUNICATIONS CONDUIT AND APPURTENANCES, FOR ALL PUBLIC SANITARY SEWER, STORM SEWER, WATER DISTRIBUTION, AND TELECOMMUNICATION PURPOSES NOT INCONSISTENT WITH THE USE OF THE EASEMENT AREA FOR OTHER UTILITY PURPOSES. ALL OF THE SANITARY SEWER MAINS AND APPURTENANCES, STORM SEWER MAINS AND APPURTENANCES, WATER MAINS AND APPURTENANCES, AND ONE EMPTY TELECOMMUNICATIONS CONDUIT AND APPURTENANCES, NOW CONTAINED IN THE RIGHT OF WAY DEDICATED AND THE EASEMENTS DEDICATED TO THE CITY OF POULSBO ARE HEREBY GRANTED AND CONVEYED TO THE OWNERSHIP OF THE CITY OF POULSBO. THE UNDERSIGNED HEREBY WAIVES ALL CLAIMS FOR DAMAGES AGAINST ANY GOVERNMENTAL AUTHORITY WHICH MAY BE OCCASIONED TO THE ADJACENT LANDS BY THE REQUIRED CONSTRUCTION, DRAINAGE, AND MAINTENANCE OF THE AREAS.

WE ALSO DEDICATE THE EASEMENTS SHOWN ON THIS PLAT FOR THE PURPOSES THEREON INDICATED.

WE ALSO DEDICATE TRACTS I, L AND M TO THE SUMMERSET PUD HOA FOR THE PURPOSES THEREON INDICATED.

THIS SUBDIVISION, DECLARATION, RELEASE, INDEMNIFICATION OF CLAIMS, AND AGREEMENT TO HOLD HARMLESS IS MADE WITH THE CONSENT AND IN THE DESIRES OF SAID OWNERS.

IN WITNESS WHEREOF WE SET OUR HANDS AND SEALS:

SUMMERSET DEVELOPMENT, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

[Signature]
BY:
ITS:

ACKNOWLEDGMENTS

STATE OF Washington
COUNTY OF Pierce J.S.S.

BY ITS PROPER OFFICERS THIS 15th DAY OF June, 2016 ON THE DAY AND YEAR FIRST ABOVE WRITTEN, BEFORE ME PERSONALLY APPEARED:

Nick Smith
TO ME KNOWN TO BE THE _____ OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT.

IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

David Follansbee
PRINT NAME SIGN NAME
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON
RESIDING AT Tacoma



PROTECTIVE COVENANTS

SEE PROTECTIVE COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AS RECORDED UNDER AUDITOR'S FILE NUMBER 201507170187

BASIS OF BEARING

HELD A BEARING OF NORTH 02°14'00" EAST FOR THE WEST LINE OF SECTION 11 PER KITSAP COUNTY RECORD OF SURVEY AFN 9306240096.

EASEMENT NOTES

- ① 10' UTILITY EASEMENT
- ② 5' PRIVATE STORM DRAINAGE EASEMENT
- ③ PRIVATE DRIVEWAY EASEMENT LOTS 99-102

LEGAL DESCRIPTION

TRACT K OF SUMMERSET PUD-DIVISION 1, RECORDED UNDER KITSAP COUNTY RECORDING NUMBER 201507170188.

NOTES

1. THE RESPONSIBILITY OF MAINTENANCE OF ANY SHARED DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS SERVED BY THE DRIVEWAY.
2. NO ROCKERIES/RETAINING WALLS MAY BE CONSTRUCTED WITHIN THE TEN-FOOT(10') WIDE UTILITY EASEMENT FRONTING ALL LOTS OR WITHIN ANY OTHER UTILITY EASEMENT.
3. NO PERMANENT STRUCTURES OF ANY KIND ARE ALLOWED WITHIN ANY UTILITY EASEMENT. IF MAINTENANCE, REPAIR, OR RECONSTRUCTION OF ANY UTILITY IS REQUIRED, THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE REMOVAL AND REPLACEMENT OR RESTORATION OF ANY PERMANENT STRUCTURE WITHIN THE EASEMENT.
4. NO STRUCTURE, PLANTING, OR OTHER MATERIAL THAT MAY DAMAGE OR INTERFERE WITH ANY EASEMENT OR THE INSTALLATION, OPERATION, OR MAINTENANCE OF UTILITIES SHALL BE PLACED OR PERMITTED TO REMAIN ON ANY PORTION OF THE EASEMENT.
5. NO FENCE SHALL BE PLACED WITHIN TWO FEET OF THE BACK OF ANY SIDEWALK.

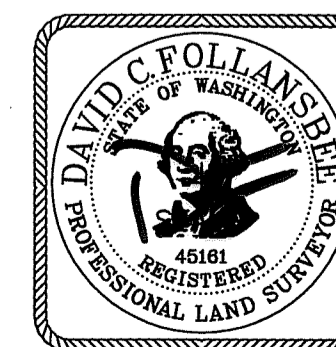
TRACT TABLE

TRACT I	PRIVATE DRIVEWAY ACCESS	LOTS 99-102
TRACT L	PARK	SUMMERSET PUD HOA
TRACT M	LANDSCAPE BUFFER-OPEN SPACE	SUMMERSET PUD HOA

LEGEND

- SECTION CORNER
- QUARTER SECTION CORNER
- FOUND IRON PIPE
- SET 3" BRASS DISK STAMPED AHBL LS 45161
- ROS 9306240096
- CALCULATED

DWN. BY	DATE
TAD	6/7/16
CHKD. BY	JOB NO.
DF	2130207

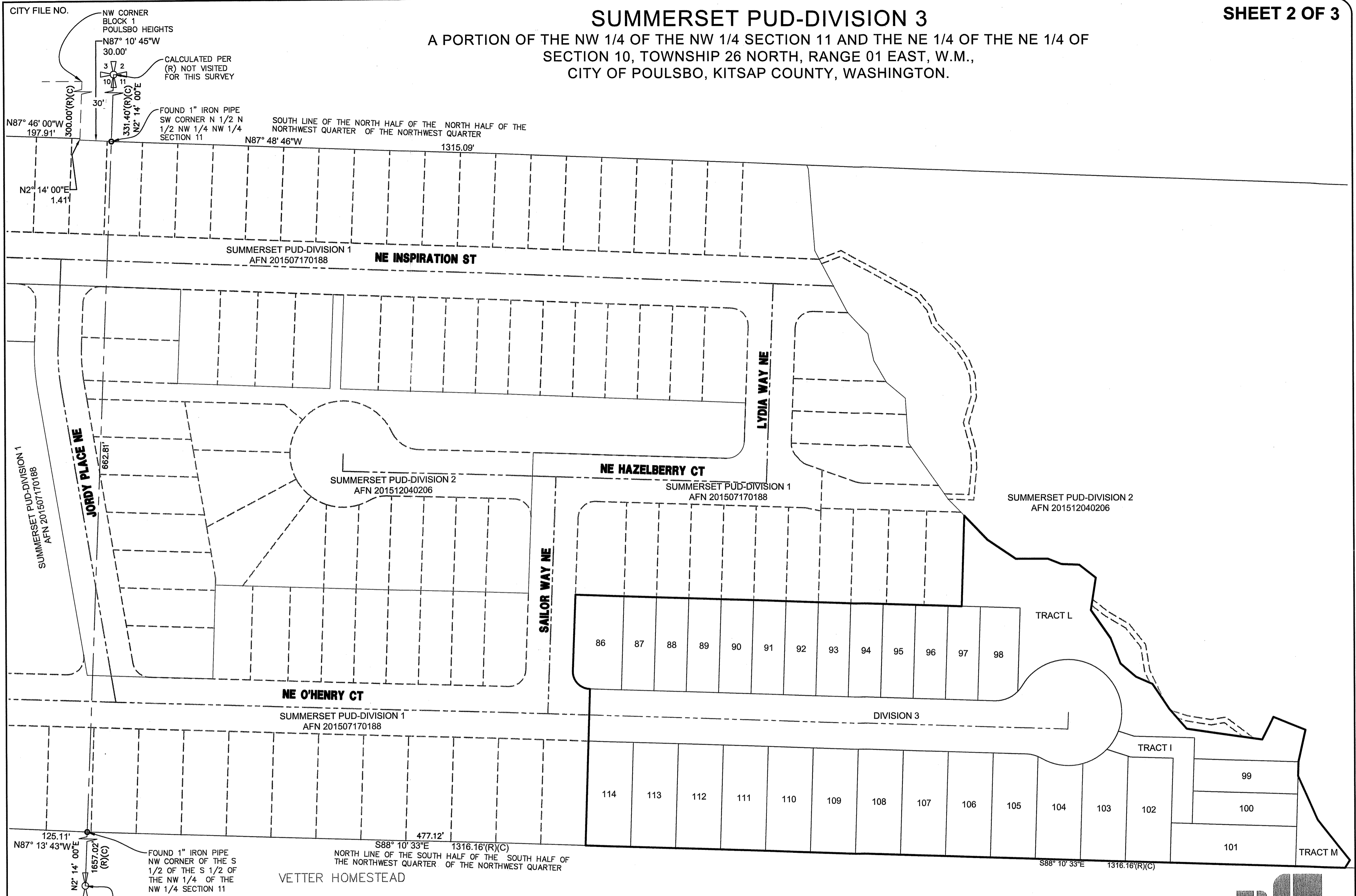


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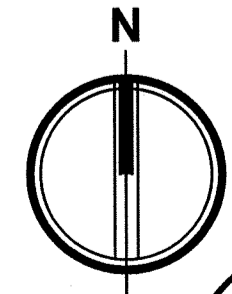
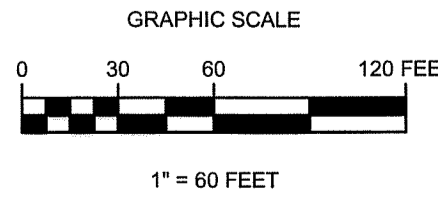
2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

SUMMERSET PUD-DIVISION 3

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GENERAL LOT LAYOUT
SEE SHEETS 3 AND 4 FOR SPECIFIC DETAILS



DWN. BY	DATE
TAD	6/7/16
CHKD. BY	JOB NO.
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